

MEETING MINUTES, PLANNING COMMISSION, AUGUST 13, 2007

Present: Phil Tinkle, Duane O'Neal, Bruce Armstrong, Tom McClain, Tom Bridges, Trent Pohlar, Bettina Settles, Carmen Madsen, Ed Ferguson, Planning Director; Shawna Koons-Davis, City Attorney; Janice Nix, Recording Secretary

The meeting was called to order at 7:30 p.m. by Trent Pohlar, President.

PREVIOUS MINUTES

July 9th – Tinkle noted that on the back page the word “review” in the second paragraph should be amended to read “reviewed”. Tinkle moved to approve the minutes as amended, seconded by Settles. Vote for **approval** was unanimous, 8-0. **Motion carried.**

Training Session, July 23rd – Tinkle noted that in the 3rd paragraph the word “we” should be amended to read “were”. Tinkle moved to approve the minutes as amended, seconded by Settles. Vote for **approval** was unanimous, 7-0 (Bridges abstained) **Motion carried.**

Overlay Meeting, August 1st – Tinkle moved to approve the minutes as mailed, seconded by Settles. Vote for **approval** was unanimous, 4-0 (Madsen abstained). **Motion carried.**

OLD BUSINESS

Docket PC2007-032 – Change in Commitments – County Line at Combs Rd. – request to change commitments to allow 4-unit dwellings – Equicor Development, petitioner; Van Valer Law Firm, representing.

Attorney Joe Van Valer came forward. He stated the petitioners and surrounding homeowners are still in the process of having meeting regarding the commitments. He asked for a continuance to September 10, 2007. Tinkle moved to continue PC2007-032 to September 10, 2007, seconded by Madsen. Vote for **approval** for **continuance** was unanimous, 8-0. **Motion carried.**

Docket PC2007-042 – Site Plan – 444 N. Emerson Avenue – proposed self storage facility zoned I-1 Industrial – requesting landscape waivers – Steve Parsons, owner; True North Surveying, representing.

A memorandum was distributed by Planning Director Ferguson regarding this docket. Due to the petitioners receiving approval of their setback variance from the BZA, a landscape waiver is no longer needed from the Plan Commission. Approval of the site plan is delegated to staff.

Docket PC2007-040 – Text Amendments – request from Common Council to amend and reconsider text amendments pertaining to accessory buildings and subdivision covenants.

City Attorney Koons-Davis reviewed the proposed changes that were mailed to Plan Commission members last week. The City Council requested a few modifications to the original ordinance proposal. Discussion of the amendments took place. The Council is wanting to make sure that notice is given to homeowners associations, however, a time limit is set so that homeowners are not waiting for permits to be issued. The proposed time limit is 30 days. Members concurred that the word “may” should be changed to “shall” when addressing that homeowners associations are to be given notice. In addition to the word affirm, “in writing” shall be added when addressing that proof of notification to homeowners associations shall be given before issuing a building permit.

O'Neal moved to recommend approval of the PC2007-040 to the City Council, seconded by Tinkle. Vote for **approval** was unanimous, 8-0. **Motion carried.**

NEW BUSINESS

Docket PC2007-047 – Text Amendment – Excluded Uses in I-65 Overlay Zone – proposed amendment to the I-65 Corridor Overlay Zone Ordinance excluding certain uses in commercial zones – Greenwood Plan Commission, petitioner.

The proposed changes address truck stops, etc. These uses are presently excluded from industrial zones. The proposal is to also exclude them from commercial zones within the Overlay district. Discussion of what type of trucks should be excluded took place. Mr. Ferguson explained the main focus would be on semi type trucks. Truck classifications should be clarified. It was determined that it should include trucks 16,000 lbs. and over. City Attorney Koons-Davis will prepare the ordinance for the next meeting. Tinkle moved to continue PC2007-047 to August 27, 2007, seconded by Madsen. Vote for **approval** was unanimous, 8-0. **Motion carried.**

ANNOUNCEMENTS/REPORTS

Mr. Ferguson announced that there have not been very many responses to first draft of the Comp Plan. Please wrap up your review and get your comments to him as soon as possible.

I-65 Overlay Meeting – there will be a meeting August 29th @ 6:00 in the first floor conference room at the Greenwood City Building.

City Attorney Koons-Davis introduced the new Assistant City Attorney Jay Isenberg.

O'Neal moved to adjourn, seconded by Tinkle. Meeting was adjourned at 8:05 p.m.

JANICE NIX
Recording Secretary

TRENT POHLAR
President